

Town of Camden
Community & Economic Development Advisory Committee

Monday, April 29, 2013 at 5:30 PM
Washington Street Conference Room

MINUTES

Attending: Peter Gross, Kipp Wright, Deb Dodge, Meg Quijano; Staci Coomer,
Lowrie Sargent, Brian Hodges

Absent: Pete Brown, Ellis Cohn, Rick Bates

1. Approval of minutes from 03/25/2013 meeting - unanimous
2. Riverwalk and Public Landing project
 - The 2nd community meeting went well overall, with approximately 100 people in attendance.
 - Minutes and other information from the meeting will be posted to the Town's website soon.
3. Affordable Housing grant submission for Lupine Terrace
 - Camden received a grant in 2010 for \$250,000 to support affordable/workforce housing at the Lupine Terrace subdivision. It has been successfully used with 7 units being built. Another grant is being submitted May 3rd for \$350,000 to build 11 units. The anticipated selection of recipients for grant funds will likely be July 2013.
 - CEDAC and the Chamber agreed to provide a letter of support, with Brian's assistance in crafting it.
4. Comprehensive Plan – Harbor, Historic Resources chapters
 - CEDAC has been asked to comment on the above chapters in their current form. Comments may include changes or leave as is.
 - After detailed discussion of the existing contents, the following were agreed to be provided to the Comprehensive Plan committee
 - i. Ch. 12 The Harbor
 1. pg. 12-5
 - a. Keep the discussion going about the highest and best use for the Public Landing – may be addressed by the plan being developed by TY Lin
 - b. Be specific about recommendations about the appropriate number of parking spaces at the public landing for the following:
 - i. Day sailer owners & crew
 - ii. Commercial fisherman and fishermen emeritus

- iii. Camden residents
 - iv. Visitors to Camden
 - v. HC spaces
 - c. Add a hoist for the use of the commercial fishermen and day sailers to the list of desired improvements
 - 2. pg. 12-6
 - a. (9) Is this issue still alive?
 - b. (11) Move up in the priority list. Strong support for a nautical/maritime museum available for residents and visitors year 'round
 - c. (12) Delete the first sentence. Add a note that the Harbor Committee should review the Harbor Ordinance every five years.
 - ii. Ch. 14 Historic Resources
 - 1. The last sentence in the first paragraph is confusing – which planning process, routine or exceptions, how often etc.
 - 2. Issues and Implications
 - a. Add more specific language about a commission to review and/or control architectural changes in the historic areas. Is this the area where a restriction on demolition of historic structures should be included?
 - iii. CEDAC members were supportive of adding a chapter on Government and employing a more narrative style in writing the Comp Plan.
5. TIF funds – project selection(s)
- The list of TIF projects and Downtown Master Plan recommendations were reviewed. Clarification was provided that some projects are not on both lists. To use the TIF funds, the project must be on the TIF list. If it's also on the Downtown Master Plan recommendations list, it could be viewed as having stronger support.
 - Repairs to the dam/waterfall were immediately brought up as a good project to consider.
 - The idea of “tactical urbanism” was presented with examples being temporary bumpouts, back-in angled parking, etc in a limited area. It was clarified that some of these may not be on the TIF list but then there was consideration that we find other ways to fund it. The committee was interested in discussing further but requested that Chief Gagne and Rick Seibel be in attendance.
 - The Opera House improvements were also pointed out but it was indicated that the Opera House Committee is still working on this so we would need to wait for them before proceeding.

- Discussion also included creating a TIF for the Knox Mill area. The committee agreed the timing was important due to property values being captured sooner vs. later. It was mentioned that we would need to first determine what we want from such a TIF. However, there was concern about creating more TIFs before we spend our existing allocation. The committee agreed to the importance of using our current TIFs with a deadline of November due to it being the next town meeting for approving a Knox Mill TIF.

6. Public comment /questions on agenda items - none

7. Adjourn – 7:10PM

NOTE: Downtown Network Board will meet Monday 05/13/2013 3:30PM
The next CEDAC meeting is _____ (May 27th is a holiday)